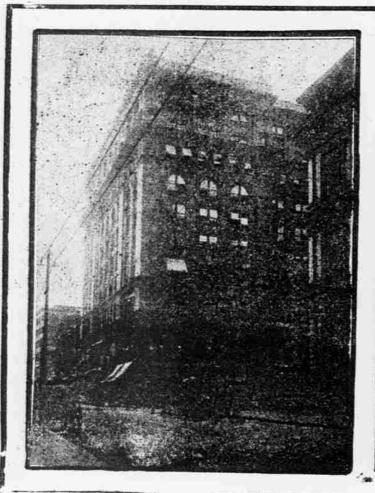
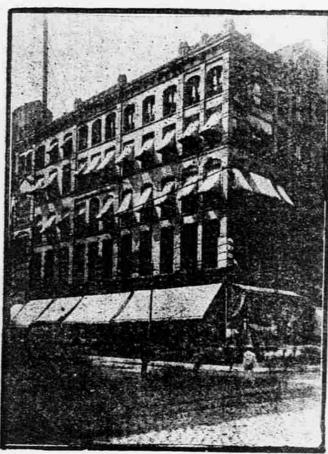
## PROGRESS OF ST. LOUIS AS SHOWN BY THE INCREASE IN TAX ASSESSMENTS.

Only Two of the City's Ten Assessment Districts Reveal Decreases in the Values of Real Estate-This Shortage Amounts to Only \$141,380, While the Increase in Other Districts Aggregates \$15,796,710.



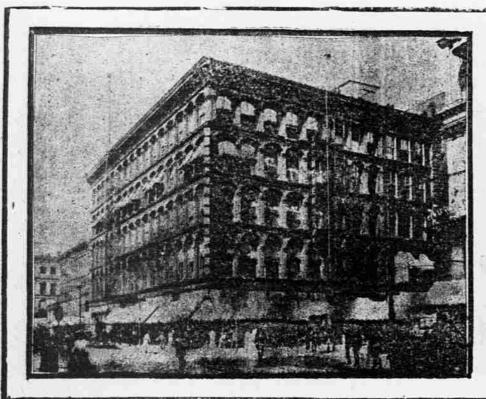
sp hullding sits, Olive and Minth streets, on which values were largely increased, showing the tend

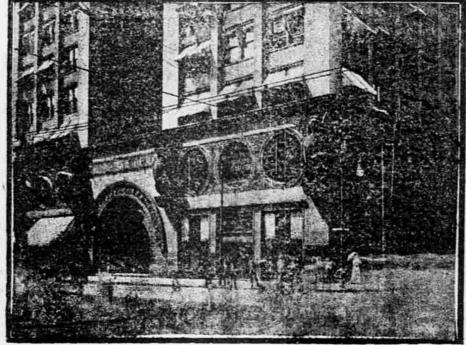




and Washington avenue, assessed at \$4,000 = (mt. \$1,100







Meyer store site, northeast corner of Broadway and Washington avenue, on which seasments were increased more than \$1,000 a foot.

Missouri Trust building site, northwest corner of Olive and Seventh streets, on which values increased more than \$1,000 a foot.

WRITTEN FOR THE SUNDAY REPUBLIC. The fluctuations in realty and personalty values, as revealed by the records in the improvements were worth \$23,000, making an aggregate of \$105,250. In 1901 the property was worth \$3,000 a foot and the improvements \$14,000, aggregating \$152,750. In way the progress of St. Louis. Only two of way the progress of St. Louis. Only two of the property was valued at \$5.00 a foot then ten assessment districts show decrease in values on real estate, and this decrease amounts to only \$141.330. The introduced in the other eight districts aggregation of Broadway and Olive. 28x101 feet, owned by gates \$15,795,710.

gates \$15,795.110.

Personality values show more marked fluctuations, by decades, than real estate values, which have a tendency to advance steadily, from year to year. Mr. O'Rickn expresses the hope that another year will find a larger increase in personal property values. The apparent fickleness of personal values of the personal property values. values is demonstrated periodically. However, the healthy increase in realty values is an interesting development, seemingly being the result of gradual, sure-pro-

ression.

In one year the value of property in one downtown district increased more than \$7.downtown district increased more than \$7.downtown district increased more than \$7.business locality an increase of more than Table Showing Fluctuations \$2,000,000 is recorded, and in another of more than half a million dollars, while property in the fashionable residence parts of the city augmented nearly \$1,000,000 in The following table will

The greatest increase in realty values was made in the Fifth District, which is bounded by the river. Washington avenue, Market street, Lackede and Grand avenues. The cotal increase in this district over his; year was \$7.055,880, This district has the best marcontile buildings in the city, and doubless systematic the next wealth in a commercial represents the most wealth in a commercial way.

How the Value of J. B. C. Lucas Corner Has Increased.

As an illustration of the steady advance in values, the property on the southwest corner of Broadway and Olive street, owned by J. B. C. Lucas, may be taken. It faces T feet 9 inches on Broadway, with a depth of 127 feet 6 inches.

Second—River, Cherokee street, ShenanIn 1892 the real estate was worth, from down and Grand avenues.

the Assessor's standpoint, \$3,000 a foot, and

\$5.50) a foot. In 1961 the necessed value was \$4.700 a foot. The property on the northwest corner of Washington avenue (M5 feet 6 inches by 150 feet) has a value of \$1,200 a foot for the 25 feet on the corner. Last year the value was \$2,800 a foot.

The southwest corner of Broadway and Washington avenue (80x75 feet), owned by Emily W. Tromanson, has a value of \$1.50 a foot, as against \$2.20 a foot a year ago. The 25 feet on the corner of the Lindell Hotel, Sixth street and Washington avenue. have a value of \$5,000 a foot, as against \$5,700 a foot last year.

The following table will show the fluctuntions by districts in 1932, as compared to

District.	Increase.	Decrease
First		\$
Second	\$57,99)	-0555702
Third		113,98
Fourth	\$11,599	*****
Fifth		
Sixth	2,164,110	
Seventh		27,40
Eighth		20000
Ninth		*****
Tenth	2,525,370	*****
Totals	\$ 5,776,719	\$141,39

DISTRICT BOUNDARIES.



Corwin H. Spencer's residence in Bell place, one of the mansions on mind that took a raph rise in value,

Nugents' building site, southeast corner of Broadway and Washington avenue, on which an increase of more than \$1,000 a foot was made.

Third—River, Shenandoah avenue, Hick-ory street and Grand avenue. Fourth—River, Hickory street, Market street, Laclede and Grand avenues. Fifth—River, Market street, Laclede ave-nue, Washington and Grand avenues. Sixth—River, Washington, avenue, Case Sixth-River, Washington avenue, Cass

avenue, Mullanphy street and Grand ave-Seventh-River, Mullanphy street, Case,

Washington and Grand avenues. Eighth-River, Bremen avenue, Natural Bridge road, western city limits, Ninth-Grand avenue, Natural Bridge Ninth-Grand avenue, Natural Bridge road, Delmar boulevard and western city

Arsenal street and western limits.

It will be noted that in the downtown district proper, embracing the Fourth, Fifth and Sixth districts, an aggregate increase of \$9,727,790 was effected. In the Ninth and Tenth districts, where the finest homes are located, the total increase is \$4,679,620 Large increases were made in the fashionable residence districts, such as Portland, Westmoreland and Bell places. The yearly deviations for five years in assessment values may be noted from the

Year.	Reil	Personal
1902		\$56,849,68
1901		52, 470, 16
1900		43,577,24
1899	207,715,-90	44, 459, 95
1998	204,477,(8)	50,511,13
Exclusive of the	values of rails	oad, rail-
way, bridge, teleg	raph and teleph	one com
panies, which are		
State Board of Fo		

in Jefferson City, the aggregate assessment this year for taxation is as follows: 

Assessment Values of Prominent Downtown Property.

State taxes, \$82,068.
Assessment values of prominent down-town property show a good increase over a year ago. Some of the principal holdings

are here given: OLIVE STREET.

Commercial building site, 128x115 feet, southeast corner Sixth street, \$5,500 a foot at corner; last year, \$3,800. Carleton building site, 50x114 feet, \$5,500g last year, \$4,690. Barr building site, 120x127 feet, \$5,000; last

year, \$6,000. Southeast corner Seventh, 22x58 feet, owned by Williamson Bacon, Jr., \$3,800; last year, \$2.600. Southwest corner Eighth, 40x100 feet,

owned by Turner Real Estate Company, \$4,200; last year, \$2,800. WASHINGTON AVENUE

Crawford building site, 40x150 feet, \$4,500; last year, \$3,200. Southeast corner Sixth. 41x82 feet, owned by M. D. C. Hitchcock, \$3,400; last year,

Southwest corner Sixth, 18x60 feet, owned by E. O. Stanard, 13,500; last year, 12,300. Northeast corner Seventh, 90x150 feet, P. A. O'Nell estate, \$3,200; last year, \$2,400 Southeast corner Seventh, \$2x75 feet, owned by Henry Shaw estate, \$2,800; last year, \$1,800.

## "COMING EVENTS" FOR JULY,

By Professor Gustave Meyer, of No. 101 Washington St., Hoboken, N. J.

WRITTEN FOR THE SUNDAY REPUBLIC.

The following is an interpretation of what the "Starry Messengers" signify and impart the laboring class will experience much to me on Coming Events for July, accord- trouble and many reverses. ing to ascrology "the science of the stars," and which is taken from the new moon 7:52 a. m., Washington, D. C., meantime, boring nations. and from that lunation I find the following

enstern horizon, and as the ruler of this fiery sign is the sun, and as the sun is posted in conjunction with the moon in the eleventh mansion of the heavens, this signifies that July will be a more than prominent and eventful month, and we shall hear of some trouble occurring to our soldiers, and our home representatives abroad and our Government will experience some treachery through false friends, and it will be well for Uncle Sam not to trust his foreign friends too far. It will also be well for prison authorities and the authorities of all places of confinement to guard against some great epidemic or some great outbreak and much trouble is indicated for prisons in particular, and more than usual fles that July will be a more than prominent

Railroads and postal service will enjoy that occurs on Saturday, July 5, 1902, at Sam will be highly honored through neigh-

facts to be in evidence:

At the time of this lunation, the royal real estate men, especially so during the sodiacal sign of Leo will be rising on the contemp horizon, and as the ruler of this and ith inst. we shall hear of some great

teem, with the exception of the 14th, 15th and 16th inst., when then he must guard against much slander, dishonor or discredit, and guard himself, both in speech and ac-

During the 1st, 3d, 3d, 4th, 14th, 15th and 16th inst., it will be well for sea captains to use more than usual vigilance, as unusually large calamities upon the water is letter yesterday. I must write again to-day indicated, and during these dates more than usual trouble is indicated to both the clergy and legal professions, and publishwhole week of tears, pouts and pleadings.

LETTER NO. 1.

Newport, R. I.

Dear Mabel—Although I wrote you a long letter yesterday. I must write again to-day and tell you the good news. Papa has consented to buy me an automobile. It took a whole week of tears, pouts and pleadings, but at last he has ordered the machine, and LETTER NO. 5.

Railroads and postal service will enjoy an unusually prosperous month and Uncle Sam will be highly honored through neighboring nations.

It will also be well for the rain was all should judge, quite some animosity will be eminent among the pressure trained to our naval vessels, and it will prove to be an unusually unfortunate month for farmers, land owners or real estate men, especially so during the fore part of July. And during the 2d, 3d and ith inst., we shall hear of some great calamity occurring to public buildings. On these dates, our Government will experience considerable trouble, and our soldlers and home representatives will do likewise.

During the 2d, 3d, 4th and likh inst, it will also be well for theaters and all places of amusement to guard against some great calamity. And July will prove to be an unusually unfortunate month for pleasures, and it will be equally unfortunate month for pleasures, and it will be equally unfortunate for children and hotels.

The greatest will option and postal service will enjoy and the processing and pleadings of the fore part of July. And July will prove to be a nunsually unfortunate month for pleasures, and it will be equally unfortunate month for post of the processing and pleadings of the processing and pleadings of the processing from your loving friend, EDYTH.

LETTER NO. 2.

Deear Mabel—I must start me letter by a stamped of must stone in the near future.

This will prove to be a nearly the processing the base of the processing

## Fred Cook, the present Mayor of Ottawa, Canada, enjoys the rare distinction of having sung himself into office. For many years Mr. Cook has been the Canadian correspondent of the London (England) Times. In 1901 he entered the race for Mayor of Ottawa and was defeated for the nomination. The successful candidate was in office but a short time when he offended against the laws of the Dominion by buying a drink after the legal closing hour, and the Common Council of Ottawa elected an

WRITTEN FOR THE SUNDAY REPUBLIC.

HE SANG HIMSELF

Alderman to fill the balance of the term. Again this year, Mr. Cook entered the field and tried poetry as a campaign argument. The experiment proved a great success. He sent to each voter in the city a very hand-somely decorated card, having on one side his picture, a picture of the Mayor's office,

of falling out. I held her and set my teeth for the worst. It came. We struck something and I remembered no more.

When I opened my eyes I was lying on the sofa in our parior. "She isn't much injured," I heard some one say; "only suffering from the snock." I looked up and saw papa, the doctor and Mr. Wilson. "What has happened?" I demanded, as soon as I could find my breath. "Nothing, dear," spoke up papa. "only you went out and smashed up your new automobile. But never mind, all little children break their toys soon after they get them."

Papa actually laughed, and I was mad as could be. Then be made matters worse by saying that he thought a goat cart would suit me better than an automobile.

the British flag and Canadian emblems, and on the reverse side his little poem, printed in both French and English. He was elected

INTO MAYORALTY!

by a surprising majority.

In responding to the congratulatory speeches of his friends after election, Mayor Cook declared it was the picture

Mayor Cook declared it was the picture card that elected him.

"My verses did it," he said. "The Canadian people like originality, and no candidate has ever before appealed to them through the Muses. Last year, I spent \$2,000 in the old-fashioned way to be defeated, and this year 50 cents' worth of poetry cards to be elected. But, my friends, you have my pledge that I'll never write any more poetry."

Mr. Cook is making an excellent Mayor, and is getting after the bad corporations

But who do you think found us, dear? That horrid Mr. Wilson. It seems that he became uneasy about us and had the presumption to follow us in his own machine. He saw the accident from a distance and was the first to pick us up. I bet he will gloat over that for a year.

But I must tell you about Helen. She wasn't injured one bit. Probably because she landed in a haystack. If you know any one who cares to buy an automobile for junk send him to our cottage. Well, I must close; you know injured persons can't exert themselves too much. From your damaged friend.

P. S.—The automobile (what is left of it) can be seen in the clover field, where it ended its wild journey.